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## HILL PLACE, BURSLEDON, SOUTHAMPTON, SO31 8AE



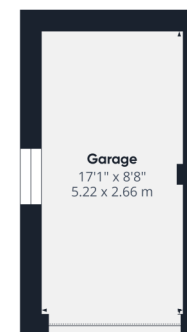
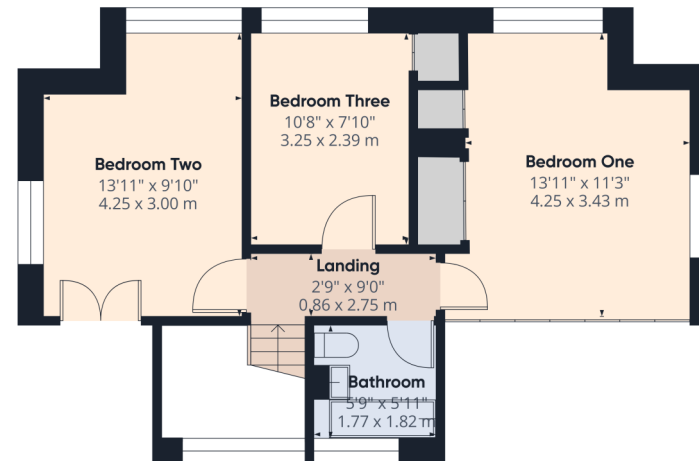
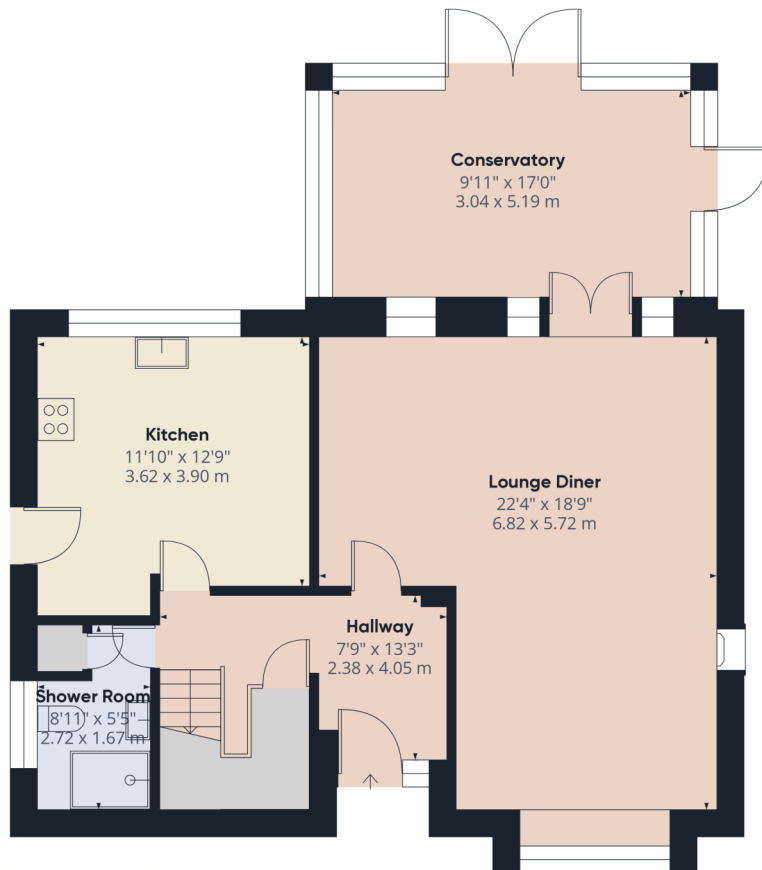
**RARELY AVAILABLE AND HIGHLY SOUGHT AFTER THREE BEDROOM DETACHED CHALET BUNGALOW SITUATED IN A DESIRABLE CUL-DE-SAC. THE DWELLING BOASTS A DRIVEWAY, DETACHED GARAGE AND WELL MAINTAINED GARDENS. NO FORWARD CHAIN.**

**£575,000 Freehold**

This delightful three bedroom detached chalet bungalow is nestled in a desirable and tranquil cul-de-sac on the fringes of Old Bursledon. The property is built of brick elevations under a pitched tiled roof and benefits from gas fired heating and double glazing. The location of this bungalow is a particular highlight due to its proximity to the famous River Hamble, marinas and local green spaces. The area offers excellent transport links by road, train and bus.

Briefly, the ground floor accommodation comprises a hallway, lounge diner, kitchen, conservatory and a shower room. On the first floor are three bedrooms and a bathroom. Outside there are gardens front and rear, a driveway and a detached garage.

Don't miss out on the opportunity to experience firsthand all this lovely dwelling has to offer. Call us today to arrange a viewing.



**Approximate total area<sup>(1)</sup>**

1316.65 ft<sup>2</sup>

122.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The village has close ties to the sea. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*. Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.





## Ground Floor Accommodation

Upon entering the property, you are welcomed by the hallway offering doors to principal rooms and stairs rising to the first floor accommodation. The lounge diner is a well-proportioned and light filled space perfect for both entertaining guests and relaxing. This is a lovely light filled room with a window to the front elevation and a further window and French doors into the conservatory at the rear, thus allowing an extension of the living space. The conservatory boasts windows to three sides. French doors to the rear open onto the garden a side door allows access to and from the driveway.





The well-equipped kitchen comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. There is space for a range cooker with an extractor above. A rear elevation window offering views over the garden and a door to the outside space. The ground floor accommodation is completed by the shower room comprising a corner shower cubicle, wash hand basin and a WC. The shower room also presents a cupboard housing the boiler.





## First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms. Bedroom one is a well-proportioned double room with windows to the rear and side elevations. There is a series of fitted wardrobes providing plentiful storage. Bedroom two, another good-sized double room, offers windows to both the rear and side elevations. There is a built-in wardrobe and a loft hatch. Bedroom three presents a rear elevation window and fitted wardrobes. The bathroom benefits from a front elevation obscured window, is principally tiled and comprises a panel enclosed bath, wash hand basin and a WC.



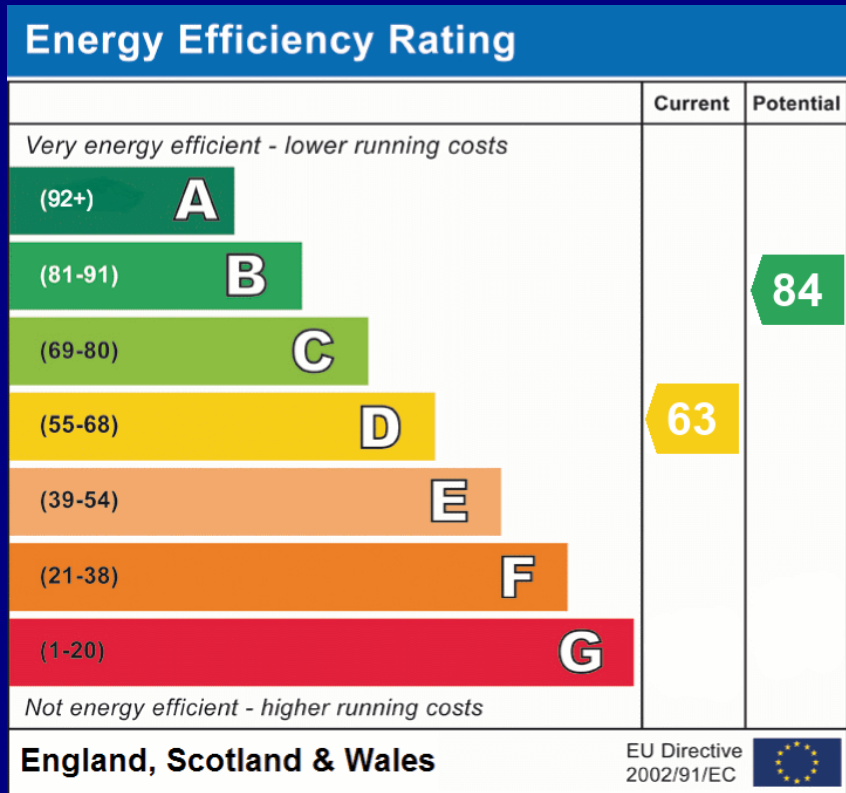


## Outside

A timber field gate opens to reveal the driveway providing off road parking for multiple vehicles and leading to the detached garage. The garage offers an up and over door to the front aspect and benefits from both power and lighting. The front garden is predominantly laid to lawn with decorative planted borders containing a range of plants and shrubs. A pathway leads to the entrance door under a covered porch and extends around the side of the dwelling. The beautifully maintained rear garden is largely laid to lawn and enclosed by timber fencing. Decorative planted borders containing an array of established shrubs and plants provide that all important splash of colour during the spring and summer months. A paved patio area beside the conservatory offers a lovely spot for al fresco dining.







**COUNCIL TAX BAND: E - Eastleigh Borough Council. Charges for 2024/25 - £2,705.10.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.